

Montgomery County Farmland Preservation



Inverness Farm - MALPF

Why Protecting Farmland is Important

Conserves farmland for future food and fiber production;

Opportunities to provide a high quality food supply for our citizens;

A key component for the preservation of agriculture as an industry;

Enhanced quality and way of life for all residents

Lewis Orchard - AEP

What Constitutes Protection and Levels of Protection?

Protection can be achieved by a variety of methods;

Agricultural Zoning (RDT)

Transfer of Development Rights Programs (TDR)

Purchase of Development Rights Programs (PDR)

In Fee Acquisition (Public Parkland)

Each method establishes varying levels of protection

Alexander Gordon - AEP

Agricultural Zoning

Agricultural Zoning – helps to promote Agricultural and Rural Landscapes

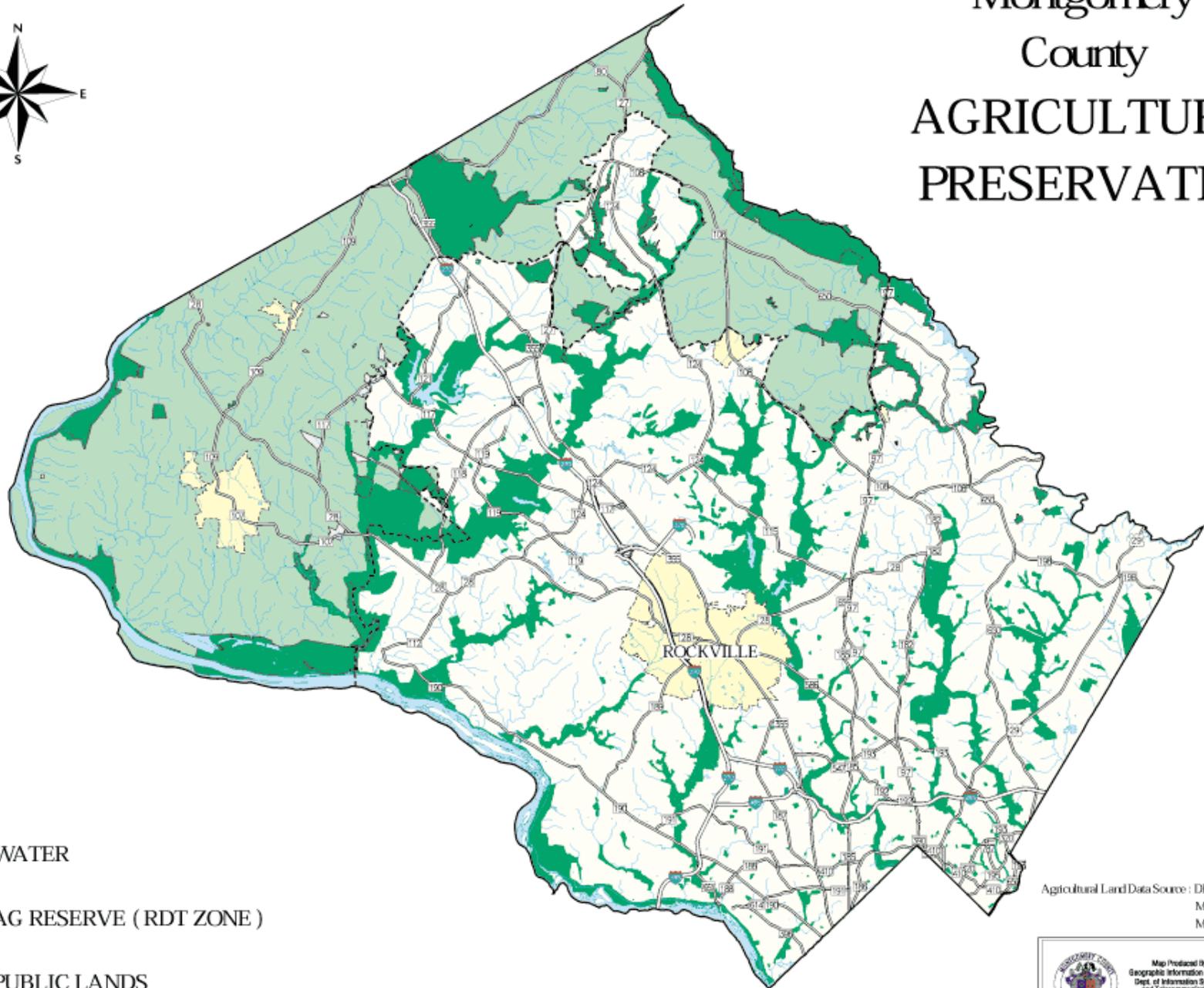
In Montgomery County, establishment of the RDT reduced
The threat of development from
1 unit per 5 acres to 1 unit per 25 acres

Unfortunately, agricultural zoning itself does not place
long term protections to the land

Must consider other tools that can help accomplish
long term protections -Perpetual Easements

Batchelors Purchase - RLP

Montgomery County AGRICULTURAL PRESERVATION



-  WATER
-  AG RESERVE (RDT ZONE)
-  PUBLIC LANDS

Agricultural Land Data Source : DED Agricultural Services
MINCP & PC
MD Office of Planning



Map Produced by:
Geographic Information Systems
Dept. of Information Systems
and Telecommunications
Montgomery County, Maryland
Date: December 21, 2000



Transferable Development Rights (TDR) Programs

TDRs are used to shift development from agricultural areas to designated growth zones which are closer to public services;

**The number of available TDRs is based upon
The calculation of 1 TDR per 5 acres**

**Once a TDR is created the land is restricted
by a permanent TDR easement**

**This easement ensures the property can not be developed
for residential use at densities which exceed
1 unit per 25 acres**

TDR Easement

Purchase of Development Rights Programs (PDR)

The Purchase of Development Rights or "PDR" represents a voluntary program by which the County/State uses public funds to purchase development rights on a farm.

A permanent deed restriction is placed on the property which permits agricultural activities on the land in perpetuity.

In this way, a legally binding contract is achieved to ensure that the farm will remain in agriculture.

In this process the County/State eliminates the development rights upon settlement of the easement.

The deed restriction may also be referred to as a conservation easement.

Purchase of Development Rights Programs (PDR)

Maryland Environmental Trust (1967) - State

Maryland Agricultural Land Preservation Foundation (1977) - State

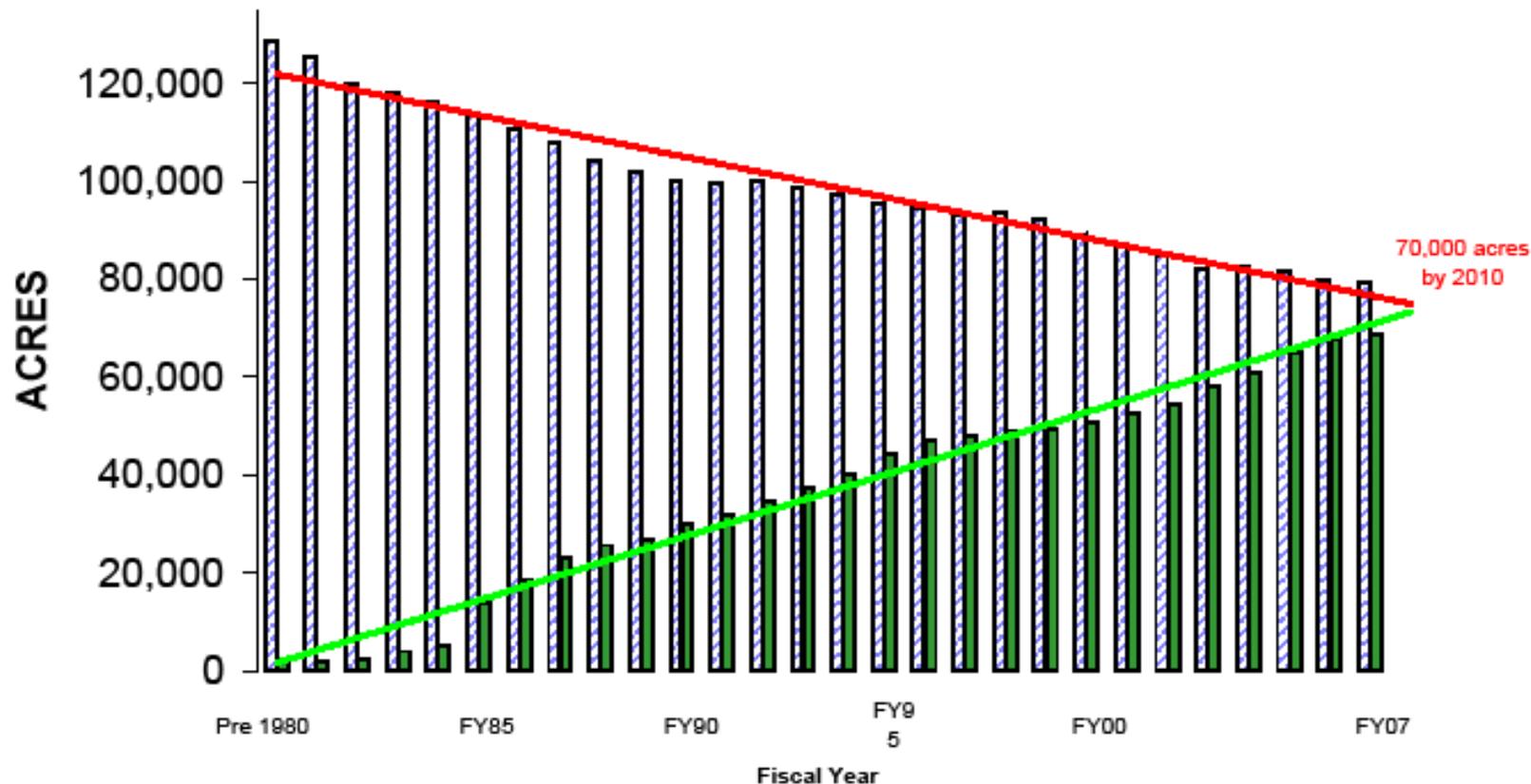
Montgomery County Agricultural Easement Program (1986) – County

Rural Legacy Program (1997) – State/County

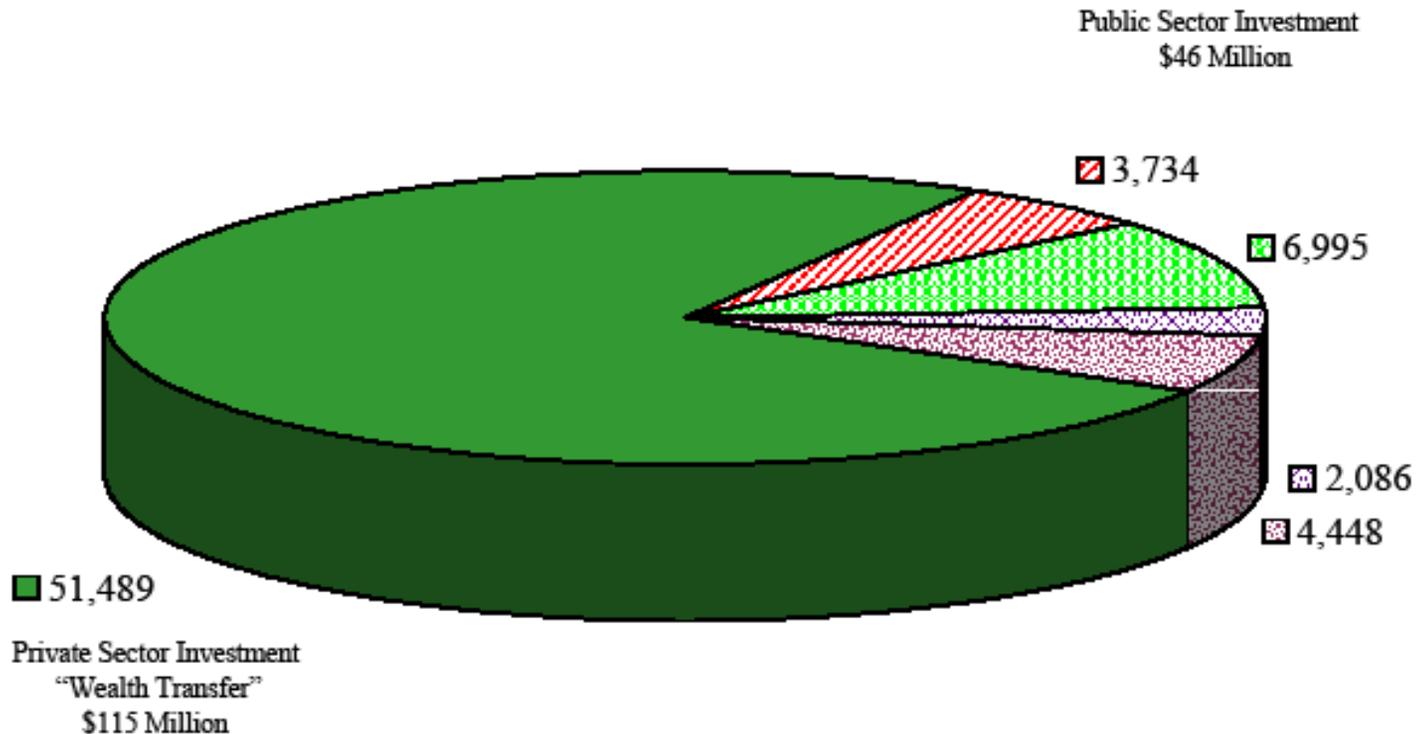
Legacy Open Space Program (2000) - County

Weitzer - AEP

Protected Farmland Acres and Total Farmland Acres



Farmland Protected by Easements
as of June 30, 2007
68,752 acres



In Fee Acquisition (Public Parkland)

Owned by the Public Managed by Government

Restricted Uses in the park

Public Access

Often Lands are in Conserving Use – Limited Access
for Agricultural Production Opportunities

Over 47,800 **acres** of
Land in the County is designated as **parkland**
Federal/State/County

Little Bennett - Public Parkland



For More Information:

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